



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land Helping build great communities

Scoping Meeting



Grading and Stormwater Management
Ordinances
July 30, 2009

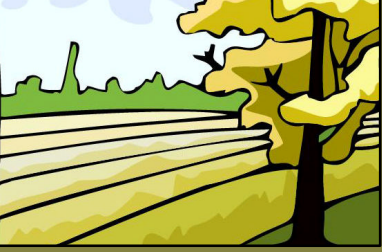


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Tonight's Agenda

- Introduction
- Environmental Impact Report (EIR) Process
- Ordinance Amendment Process
- Project Description
- EIR Issues to Be Considered
- Public Comments
- Conclude



Project Overview

- Stormwater Management Program (SWMP)
- Amend grading ordinance to:
 - Incorporate construction phase measures
 - Incorporate post-construction measures for specific uses
 - Add enforcement provisions



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Ordinance Amendment Process

- ✓ • Authorization by Board of Supervisors
- ✓ • Completion of Public Review Draft Ordinance
- ➡ • EIR Process
- ➡ • Planning Commission Hearing
 - *Planning Commission makes a recommendation to the Board*
- ➡ • Board of Supervisors Hearing

OPPORTUNITIES FOR PUBLIC COMMENT



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EIR Process

- ✓ • Notice of Preparation
- ➡ • Scoping Meeting
 - Draft EIR
- ➡ • *Public Review/Comment on Draft EIR*
 - Final EIR
 - *Response to Comments*
- ➡ • Public Hearings

OPPORTUNITIES FOR PUBLIC COMMENT



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Purpose of a Scoping Meeting

- Provides an opportunity for interested parties to comment on scope, content, and focus of an EIR.
- Identify potential environmental issues for the proposed project.
- Identify potential project alternatives, methods of evaluation, etc.



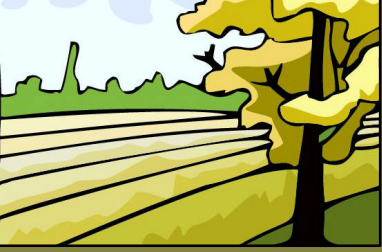
Project Description

1. New stormwater management ordinance for post-construction.
2. Adding construction phase stormwater requirements.
3. Modifying threshold for “grading.”
4. Modifying agricultural exemption and alternative review programs.
5. Adding ag exemption / alt review to the Coastal Zone



Project Description

6. Add 30 percent slope limitation (inland)
7. Harmonize inland and coastal grading ordinances.
8. Various reorganization/reformatting.
9. Updating section references.



Stormwater Management

- Project design requirements for specific uses
 - Example:
 - Restaurants
 - Commercial/industrial developments
 - SFRs on 10 percent slopes
 - Only required for “discretionary” development



Construction Phase

- Stormwater Pollution Prevention Plan (SWPPP)
- Required for projects with more than 1 acre of ground disturbance.
- Already required by the State.
- Ordinance will mirror State requirements.



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Enforcement

- Civil fines to match Clean Water Act.
- Each day is a separate violation.
- Clarify misinterpreted ordinance sections.
 - Example:
 - Erosion Control not exempt outside of rainy season.
 - Ag exemptions to be modified.



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Ag Exemptions

- Move from exempt to alt review
 - New fields > 20%
 - Ag roads up to 16 ft wide
 - Trails / recreation enhancements
- Require a form be filed and verified w/ Dept. of Planning and Building
- Add exemption and alt review to Coastal Zone



Other Changes

- Prohibit development on slopes over 30 percent.
- Already required in Coastal Zone.
- Add to inland area.
- Consistent w/ Draft COSE
- “Grading” is 50 cubic yards or 20 if working in a watercourse.



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EIR Issues

- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geologic Hazards
- Hydrology / Water Quality
- Noise



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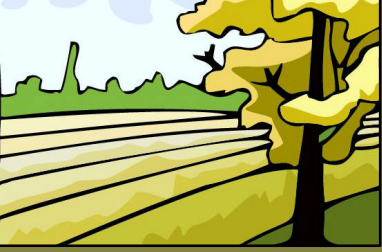
EIR Issues

- Public Services / Utilities
- Traffic
- Visual Resources
- Water Resources



Comments

- All documents available on website:
 - <http://www.sloplanning.org>
 - Scroll to “Grading and Stormwater Management Revisions” on the front page.
 - Comment form available on website.
 - Comments on scoping needed by 8/6/09
 - Tentative PC workshop: 9/24/09



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Comments

- Some topics to consider commenting on:
 - Scope / intent of EIR
 - Local environmental knowledge
 - Methods for analysis
 - Potential alternatives for the project
 - Potential mitigation measures



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